



095461

2.05.09

72-0574



LM095461

Inquiry Into The
Low-Rent Housing Project
At 108th Street--62nd Drive,
Queens, New York
Proposed By The
New York City Housing Authority

B-118718

Department of Housing and
Urban Development

**BY THE COMPTROLLER GENERAL
OF THE UNITED STATES**

DEC. 1.1971

~~Z00889~~

095461



COMPTROLLER GENERAL OF THE UNITED STATES
WASHINGTON, D.C. 20548

B-118718

Dear Mr. Rosenthal:

This is our report on the low-rent housing project at 108th Street and 62nd Drive, Queens, New York, proposed by the New York City Housing Authority. Our review was made pursuant to your request of May 26, 1971. D-14)

(2-)
As agreed, copies of this report are being submitted to Congressmen Joseph P. Addabbo, Herman Badillo, James J. Delaney, Seymour Halpern, and Lester L. Wolff. We plan no further distribution of this report unless copies are specifically requested, and then we shall make distribution only after agreement has been obtained or public announcement has been made concerning the report.

The Department of Housing and Urban Development and the New York City Housing Authority have not been given an opportunity to formally examine and comment on the report. This fact should be considered in any use made of the information presented. 22

Sincerely yours,

Comptroller General
of the United States

The Honorable Benjamin S. Rosenthal
House of Representatives

C o n t e n t s

		<u>Page</u>
DIGEST		1
CHAPTER		
1	INTRODUCTION AND SCOPE OF REVIEW	4
	Low-rent housing program	4
	Scope	5
2	SUITABILITY OF THE SITE	6
	Reasonableness of site cost	6
	Proximity to a highway	8
	Adequacy of community services and facilities	8
	Schools	8
	Hospitals	10
	Transportation and shopping	10
	Conclusions	11
3	REASONABLENESS OF COST ESTIMATES	12
	Increase in estimated development cost	12
	Basis of cost estimates	14
	Cost limitation	14
	Conclusions	14
4	LEGAL PROHIBITION AGAINST HIGH-RISE CONSTRUCTION	15
EXHIBITS		16
A	General site plan for the proposed project	17
B	Location of schools in area of project site	18
APPENDIX		19
I	Status of existing neighborhood schools, existing schools designated to serve the project, and proposed schools	20

ABBREVIATIONS

GAO	General Accounting Office
HUD	Department of Housing and Urban Development
NYCHA	New York City Housing Authority

COMPTROLLER GENERAL'S REPORT TO
THE HONORABLE BENJAMIN S. ROSENTHAL
HOUSE OF REPRESENTATIVES

INQUIRY INTO THE LOW-RENT
HOUSING PROJECT AT 108TH
STREET--62ND DRIVE, QUEENS,
NEW YORK, PROPOSED BY THE
NEW YORK CITY HOUSING
AUTHORITY
Department of Housing and
Urban Development
B-118718

D I G E S T

WHY THE INQUIRY WAS MADE

At the request of Congressman Benjamin S. Rosenthal, the General Accounting Office (GAO) examined into certain aspects of the 108th Street low-rent housing project proposed by the New York City Housing Authority. The Department of Housing and Urban Development (HUD) has entered into a contract with the Authority to provide financial assistance for this project. Our examination covered

- the suitability of the site,
- the reasonableness of the cost estimates, and
- whether the project would be in violation of section 207 of the Housing Act of 1968.

FINDINGS AND CONCLUSIONS

Suitability of the site

Reasonableness of cost of the site

The Authority has estimated that the ready-to-build cost of the site will amount to \$3.8 million--\$2.3 million for the land and \$1.5 million for abnormal foundation costs caused by the existing soil conditions--or about \$10.33 per square foot. This cost compares favorably with previous sales prices of comparable land parcels in the area. (See p. 7.)

In 1968 HUD approved the purchase of the site with the understanding that it would not fund more than \$1.7 million for abnormal foundation costs. HUD has no written assurance that the Authority will bear any additional abnormal foundation costs. GAO believes that HUD should obtain a written agreement with the Authority on this matter. (See p. 7.)

Until selected piles are placed and load tested--to determine the depth to which the piles must be driven to support the weight of the buildings--the required length of the piles will remain unknown. Furthermore, the number of piles that will be required because of rejected or broken piles will not be known until all piles have been put into place. Therefore the cost of the piling is uncertain. (See p. 6.)

Proximity to a highway

The site of the housing project borders on the six-lane Long Island Expressway, a limited access, elevated, Federal interstate route. HUD regulations provided that, so far as local choice would reasonably permit, the selection of sites near hazards such as expressways was to be avoided.

HUD, however, approved the project because it believed that the expressway would not constitute a hazard to project pedestrians because the site plan directs the flow of pedestrian traffic away from the expressway. (See p. 8.)

Adequacy of community services and facilities

The existing schools designated by the New York City Board of Education may not have sufficient capacity to serve the project's school age population.

Should the Board fail to provide the planned additional school facilities, the project pupils may cause an overload in the designated elementary schools and may aggravate the existing overload in the designated intermediate schools and in the high school. (See p. 9.)

Five hospitals are located in the general area of the site of the project and are reasonably accessible by public transportation. Average utilization of these hospitals ranges from 86 to 92 percent. (See p. 10.)

Transportation and shopping facilities are accessible from the site. (See p. 10.)

Reasonableness of cost estimates

The estimated total development cost of the housing project, which has increased from \$17.2 million in November 1967 to about \$30 million in August 1971 (\$35,690 a dwelling unit), falls within the construction cost limitations for public housing prescribed by HUD. (See p. 12.)

The August 1971 estimated development cost includes a contingency provision of \$778,000 but does not include a provision for possible additional piling costs which may be required because of uncertain soil conditions.

Most of the increase in the estimated development cost was caused by projecting sharply escalating labor rates and other costs.

GAO believes that all increases in estimated development cost are adequately justified, and that the Authority's estimates are based on the most current and complete data available.

Legal prohibition against high-rise construction

Section 207 of the Housing Act of 1968 prohibits the approval of high-rise buildings for low-income families with children unless the Secretary, HUD, determines that there is no practical alternative.

In the opinion of HUD's legal counsel and in GAO's opinion no such determination was required for this project because it was approved prior to the enactment of the act.

CHAPTER 1

INTRODUCTION AND SCOPE OF REVIEW

LOW-RENT HOUSING PROGRAM

The New York City Housing Authority (NYCHA) administers the low-rent housing program in New York City. At December 31, 1970, NYCHA was operating 177 projects, of which 100 are federally assisted. Sixteen additional projects were under construction and 17 more, including the project for the 108th Street - 62nd Drive area, were in the planning stages.

Federal participation in the low-rent housing program is administered by the Department of Housing and Urban Development under the United States Housing Act of 1937, as amended (42 U.S.C. 1401). The law authorizes HUD to enter into an annual contributions contract with a local housing authority. Under the terms of this contract, the Federal contributions, at their maximum allowable amounts, are intended to be sufficient to pay both principal and interest on the long-term financing when construction is completed. As part of its administrative responsibilities, HUD provides technical assistance and reviews and evaluates the local authority's plans and proposals for conformance with HUD guidelines.

The 108th Street project was proposed in 1966 as one of a number of developments comprising the city's "Scattered-Site Program." Under the program, low-income housing was to be located on vacant sites in outlying, nonsegregated areas of the city. The objective of the program was to provide housing opportunities in sound, predominantly white, middle-income neighborhoods for those confined to the city's ghettos. This program conforms to HUD guidelines.

In January 1967, NYCHA submitted a development program to HUD for the 108th Street project showing the plan and exhibits containing information relating to the development of the project. In November 1967, HUD approved the development program and executed the annual contributions contract. In November 1971, HUD approved the project after several changes had been made in its design. The approved design provides for three 24-story buildings consisting of 840 dwelling units--341 for the elderly and 499 for other families--expected to house an estimated 2,700 tenants. The development program also provided for the construction of a community center and an early childhood center but that the cost of the early childhood center will not be funded by HUD. The structures will cover 14.56 percent of the 8.46 acre site. The remainder of the land will be used for 294 parking spaces, various outdoor recreational facilities, and other open space. (See exhibit A.)

NYCHA submitted final revised plans and specifications for the project to HUD in July 1971. In November 1971, HUD approved the project and NYCHA awarded the construction contracts.

SCOPE

The information contained in this report was obtained from (1) a review of records at HUD's New York regional and area offices and at NYCHA, (2) discussions with HUD and NYCHA representatives, former HUD representatives and other individuals involved with the project, community groups, and representatives of various New York City agencies, and (3) a visit to the project site.

CHAPTER 2

SUITABILITY OF THE SITE

In examining into the suitability of the site we concentrated on (1) the reasonableness of the site cost, (2) HUD regulations with respect to the site's proximity to a highway, (3) the existing schools' capacity to serve the project's school age population, (4) the sufficiency of hospitals in the area, and (5) the adequacy of transportation and shopping facilities.

REASONABLENESS OF SITE COST

HUD guidelines provide that the physical characteristics of a project site should permit orderly and appropriate arrangement of the project and make economical construction and management costs possible, and that sites shall not be selected where surface or subsurface conditions prevent such development.

Certain questions concerning the suitability of the 108th Street site are unresolved because the piling requirements for the foundations of the buildings have not been definitely determined. Until selected piles are placed and load-tested to determine the depth to which the piles must be driven to support the weight of the buildings, the required length of the piles will not be known. Furthermore, the total number of piles that will be required because of piles broken or rejected during placement will not be known until all piles for the foundations have been put into place.

The project site is a vacant 8.46 acre parcel of filled land which was formerly low-lying and marshy terrain traversed by a stream known as "Horse Brook." From 1961 to 1964, a commercial developer had plans to build two 23-story FHA insured apartment buildings on the site. Load-testing of selected piles indicated that piles averaging 110 feet would probably be required. Plans to construct the apartment buildings were abandoned in 1964 when FHA questioned the marketability of a project with the high foundation costs occasioned by the piling requirement.

After reviewing NYCHA's project development program in January 1967, HUD appraisers recommended rejection of the site because they believed that the cost of the abnormal foundations would be too high. After reviews by HUD technical personnel, discussions between HUD and NYCHA, and test borings and reports by NYCHA's soil consultant, HUD approved the development program in November 1967.

NYCHA's architect estimated on July 16, 1971, that 1,800 piles averaging 75 feet long, and 300 piles averaging 45 feet long--a total of 148,000 linear feet--would be required for the project. This

estimate was based on the design of the project which was submitted to HUD on July 31, 1971. In August 1971, NYCHA estimated the required piling would cost \$1.45 million and that the fill required for the site would cost \$36,000--a total of \$1.48 million for the abnormal foundations. This estimated cost did not include a provision for breakage or rejection of piles and was not based on a consideration of the possibility that load-testing might disclose that longer piles would be required.

NYCHA's soil consultant's report stated that load-tests should be conducted and that these tests may demonstrate that the required pile penetration may be greater than the estimate reported.

A consultant's February 1971 report to the Queens Civic Conference showed that cost of the foundations for the project was estimated to be \$4.46 million, including a 20 percent provision for pile breakage and rejection. This consultant's report was submitted before the project had been redesigned to reduce the weight of the buildings and to reduce the fill requirements. The consultant's estimate, if adjusted for the reduced building weights and fill requirements, would indicate that, including the breakage and rejection factor, 163,000 linear feet of piling would be required compared to NYCHA's estimated 148,000 linear feet without any allowance for breakage and rejection.

In April 1968, NYCHA's contract real estate appraiser valued the land at \$2,145,000, or \$5.82 per square foot. The valuation was based primarily on the value of comparable properties and on a consideration of the location, zoning, general desirability, and subsoil conditions. The appraiser's report stated that smaller but comparable sites in the area had been sold 4 to 5 years earlier for slightly more than \$12 per square foot.

HUD reviewed and approved the appraiser's report and on July 1, 1968, approved the purchase of the land for \$2.3 million, subject to the provision that HUD would not fund more than \$1.7 million for abnormal foundation costs. However, HUD has obtained no written assurance from NYCHA that it would bear any costs in excess of the \$1.7 million. NYCHA purchased the land for \$2.3 million.

The site acquisition cost of \$2.3 million and the estimated cost of \$1.48 million for the abnormal foundations indicate that the site's ready-to-build cost will be about \$3.8 million or \$10.33 a square foot. This compares favorably with the sales prices at which the appraiser's report stated comparable parcels in the area had been sold during the period 1960-1964.

PROXIMITY TO A HIGHWAY

HUD regulations provided that so far as local choice would reasonably permit, sites for low-income housing near or adjacent to expressways and similar hazards were to be avoided. The site of the 108th Street project borders on the six-lane Long Island Expressway which is a limited-access, elevated, Federal interstate route.

HUD files did not contain evidence that this regulation had been considered when it approved the project. HUD's former Assistant Regional Administrator, Housing Assistance Administration, informed us, however, that he had considered the project's proximity to the expressway before HUD approved the development program for the project and had assured himself that the highway would not pose a hazard to project pedestrians. He informed us that approval was based on a change in the site plan which directed the flow of project pedestrian traffic away from the expressway and thus minimized its danger. The current project design retains this feature. He informed us also that other factors which, in his opinion, indicated that the expressway did not present a hazard to project pedestrians were (1) the limited access to the expressway which is elevated at the point where it passes the site, and (2) the expressway did not present a hazard to the elementary school adjacent to the site.

ADEQUACY OF COMMUNITY SERVICES AND FACILITIES

HUD regulations provide that the site of a low-income housing project shall be well-related to public transportation, schools, shopping, and all other facilities necessary to the health, safety, and general welfare of the tenants.

Schools

The site of the 108th Street project lies in the north east corner of the area designated by the New York City Board of Education as the Forest Hills-Rego Park neighborhood (see exhibit B) and borders on the Corona school neighborhood.

NYCHA's development program indicated that five existing elementary schools and two existing intermediate schools had been designated by the city's Board of Education to serve the project's school age population but that these schools were not adequate. The development program indicated further that additional facilities, including two intermediate schools, would be provided by the city in time to meet the project needs. HUD's former Assistant Regional Administrator told us that when the development program for the project was approved he had relied on the city's assurance that additional schools would be provided. We noted, however, that as of September 1971, the site

for one of these schools has not been selected and that although the site for the other school had been selected, construction had not been started. The site of this school is 39 blocks from the project site.

At October 30, 1970, the latest date for which Board of Education school population data was available, the five elementary schools designated to serve the project had an underload of 230 pupils, and the two intermediate schools had an overload of 510 students. If the estimated increase in student enrollment of 375 elementary pupils and 200 intermediate school pupils materializes as a result of constructing the project, all designated schools will have an overload. It should be noted, however, that one of the designated elementary schools has six rooms, with a capacity of about 180 pupils, which are being used by the district superintendent of schools. If these rooms were used for teaching purposes, the elementary schools would not be overloaded. Further, the Forest Hills-Rego Park neighborhood contains six elementary schools which are situated within 11 to 32 blocks from the project site. These elementary schools, which had not been designated by the Board of Education to serve the project's school age population, had an underload of 859 pupils at October 30, 1970.

Although the city's Board of Education has promised that adequate school facilities will be provided for the project's school age population and has designated the schools that will be used, there is no evidence that the capacity of the schools will be adequate to serve the project or that they will be well-related to the project (see appendix I).

The high school nearest to the project site is Forest Hills High School which, as of October 30, 1970, had an overload of 918 students and was operating on triple sessions. No estimate of the number of project high school pupils is available. The current overload of the school may be alleviated by a recent school rezoning under which many pupils in the area of the project who would normally attend Forest Hills High School are being required to attend Hillcrest High School.

NYCHA's development program indicated further that the city Board of Education planned to build the New Queens High School which would be available to meet the needs of the project. The New Queens High School has a planned capacity of 4,091 pupils. A site for the school has been selected at Radcliff Avenue and 101st Street, Corona, and funds have been appropriated for its construction. However, because of litigation concerning the city's proposed removal of 69 homes located on the site, representatives of the school planning and research division of the Board of Education indicated to us that the construction of the school would not be completed for at least 5 years. NYCHA, in May 1971, had indicated that the project would be available in 1973.

The development program provides for an early childhood center with an estimated capacity of 200; NYCHA plans to lease this center to the city Board of Education.

Hospitals

The following five hospitals are available to serve the housing project:

<u>Hospital</u>	<u>Type</u>	<u>Distance from project (Miles)</u>
Parkway	Proprietary	1
City Hospital Center of Elmhurst	Public	2-1/2
St. John's Queens	Voluntary	1
LaGuardia	Voluntary	1/2
Booth Memorial	Voluntary	1-1/2

The hospitals are reasonably accessible from the site of the housing project by public transportation. All accept patients under governmental medical assistance plans. All have emergency facilities and two have outpatient facilities.

The hospitals have a total of 2,010 beds. LaGuardia Hospital is in the process of adding 125 beds. Construction of this addition is expected to be completed by the end of 1973. Booth Memorial Hospital has recently constructed four new floors and will add 29 beds by the end of 1972 and has space available for additional beds.

The average utilization of these hospitals ranges from 86 percent to 92 percent. LaGuardia Hospital gives priority to members of a health insurance plan. An average of about 10 percent of its patients are community residents.

The Corona-Flushing District Health Center, located 2 miles from the project site, offers a number of health services. The Corona Child Health Station, located less than 1 mile from the site, has clinics for infants and preschool children.

Transportation and shopping

A subway station is located nine blocks west of the site. Two bus lines run adjacent to the site and pass near this station and two other subway stations.

Various shopping facilities, located within six blocks of the site, include supermarkets; banks; and clothing, drug, hardware, and variety stores.

HUD's former Assistant Regional Administrator told us that the availability of transportation and shopping, as well as health facilities, was reviewed by his staff and himself through personal site visits and a knowledge of the area and that they considered these facilities to be adequate.

CONCLUSIONS

The land acquisition cost of \$2.3 million and the abnormal foundation cost limitation of \$1.7 million acceptable to HUD would indicate a maximum ready-to-build site cost of \$4 million, or \$10.85 a square foot. This compares favorably with the prices of other sites previously sold in the area and identified by the appraiser as comparable to the project site.

Although HUD approved the purchase of the site subject to the limitation on its participation in abnormal foundation costs to \$1.7 million, it obtained no written assurance from NYCHA that it will bear the additional costs if longer piles are required or the cost of rejected and broken piling. We believe that HUD, to limit its funding of abnormal foundation costs, should obtain NYCHA's written agreement that it will bear any costs in excess of the \$1.7 million.

Further, should the Board of Education fail to provide additional school facilities, it appears that project pupils may cause an overload in the designated elementary schools and may aggravate the existing overload in the designated intermediate schools and in the high school. However, an overload in the elementary schools could be alleviated by using for instructional purposes six rooms that are currently being used by the district superintendent.

CHAPTER 3

REASONABLENESS OF COST ESTIMATES

HUD regulations provide that local housing authorities submit budget and cost estimates for low-income housing projects to HUD for review and approval. These required submissions for a project include:

- the initial development cost budget to accompany the development program and serve as the basis for HUD's annual contributions contract,
- the preliminary drawing budget to be submitted with the preliminary drawings,
- the prebid estimate of construction costs to be prepared before the receipt of construction bids; the estimate to be used to measure the reasonableness of the bids,
- the contract award budget to be submitted when HUD's approval of contract awards is requested and is to include the total estimated development costs,
- revised budgets if changed conditions warrant, and
- the final cost budget.

In August 1971, NYCHA submitted its prebid estimate of construction costs to HUD. NYCHA has also submitted a contract award budget which was approved by HUD.

INCREASE IN ESTIMATED DEVELOPMENT COST

As of August 1971, NYCHA estimated that the cost of developing the project would amount to \$29,980,000, or \$35,690 per dwelling unit. This estimate, which does not provide for the possible added cost of piling that may be required as discussed in Chapter 2, represents an increase of \$12,825,000 over the cost estimate approved by HUD in November 1967.

In January 1967, NYCHA submitted its initial development cost budget to HUD. The budget was based on a design of four 15-story buildings and two 14-story buildings and totaled \$16,580,000. HUD's review resulted in NYCHA revising the budget upward to \$17,155,000, most of the increase being in estimated costs for the abnormal foundations. In November 1967, HUD approved the revised budget which

formed the basis for the annual contributions contract. Since that time, there have been numerous design changes and several informal cost estimates reflecting a continually increasing development cost.

After receipt of construction contract bids in August 1971, NYCHA submitted its proposed contract award budget to HUD. The budget showed a total estimated development cost of \$29,980,000, an increase of \$12,825,000, or 74.8 percent, over the cost shown in its November 1967 budget.^{1/} The increase is accounted for as follows:

<u>Cost category</u>	<u>Estimated development costs in November 1967</u>	<u>Estimated development costs in August 1971</u>	<u>Increase</u>
Construction and equipment	\$12,405,000	\$23,636,167	\$11,231,167
Administration	465,000	785,000	320,000
Interest	570,000	1,168,000	598,000
Initial operating deficit	21,200	168,000	146,800
Planning	803,800	1,104,652	300,852
Site acquisition	2,073,000	2,340,181	267,181
Contingency	<u>817,000</u>	<u>778,000</u>	<u>(39,000)</u>
Totals	<u>\$17,155,000</u>	<u>\$29,980,000^{a/}</u>	<u>\$12,825,000</u>

^{a/} Includes \$3,256,749 incurred through June 30, 1971, principally for site acquisition.

Increases in construction and equipment account for almost 90 percent of the total increase in estimated development costs. Of the increase of \$11.2 million in this category, about \$8 million is attributable to a sharp increase in labor rates from January 1967 projected to January 1973; most of the remainder resulted from design changes.

The increases in other cost categories resulted primarily from increases in salaries, overhead, and interest rates.

In November 1971, HUD approved total funding for the project of \$29,980,000.

^{1/} Neither budget includes the estimated cost of \$766,000 for the early childhood center which is not to be funded by HUD.

BASIS OF COST ESTIMATES

Of the estimated costs of \$23.6 million for construction and equipment, about \$22.7 million is based on the total of the lowest bids received by NYCHA for five construction contracts--general construction, heating, electrical, plumbing, and elevators. NYCHA's prebid estimate for these contracts also totaled about \$22.7 million. The remaining \$0.9 million represents the estimated cost of site improvements and equipment for which bids will be solicited after the construction contracts are awarded.

The estimated development costs for categories other than construction and equipment are based on (1) NYCHA's estimates of the project administrative costs, (2) standard costs and rates sufficient to cover initial operating deficits and interest, (3) actual costs incurred, and (4) a contingency factor of 3 percent of costs not yet incurred.

COST LIMITATION

In April 1971, HUD prescribed new construction cost limitations for public housing. These limitations established a ceiling on construction and equipment costs for the dwelling portion of a proposed project and are retroactive to projects for which an annual contributions contract had been executed prior to April 30, 1971.

The costs of \$23.6 million included in the contract award budget for construction and equipment includes costs of dwelling and non-dwelling structures and of site improvements. Although an exact determination of the dwelling portion of such costs cannot be made until contracts are awarded and the total of the contract bids is broken down by line item, NYCHA's latest estimate of these costs, plus contingency, is \$20,025,514. According to HUD guidelines, the cost of dwelling construction and equipment plus a proportionate share of the contingency shall not exceed \$22,418,130 for this project.

CONCLUSIONS

Although NYCHA's August 1971 estimated development costs includes \$778,000 for contingencies, this amount represents a standard allowance for public housing projects and therefore does not provide for possible additional piling costs which may be required because of the uncertain soil conditions.

We believe that all increases in estimated development costs have been adequately justified, NYCHA's estimates are based on the most current and complete data available, and the latest estimated project cost falls within applicable cost limitations prescribed by HUD.

CHAPTER 4

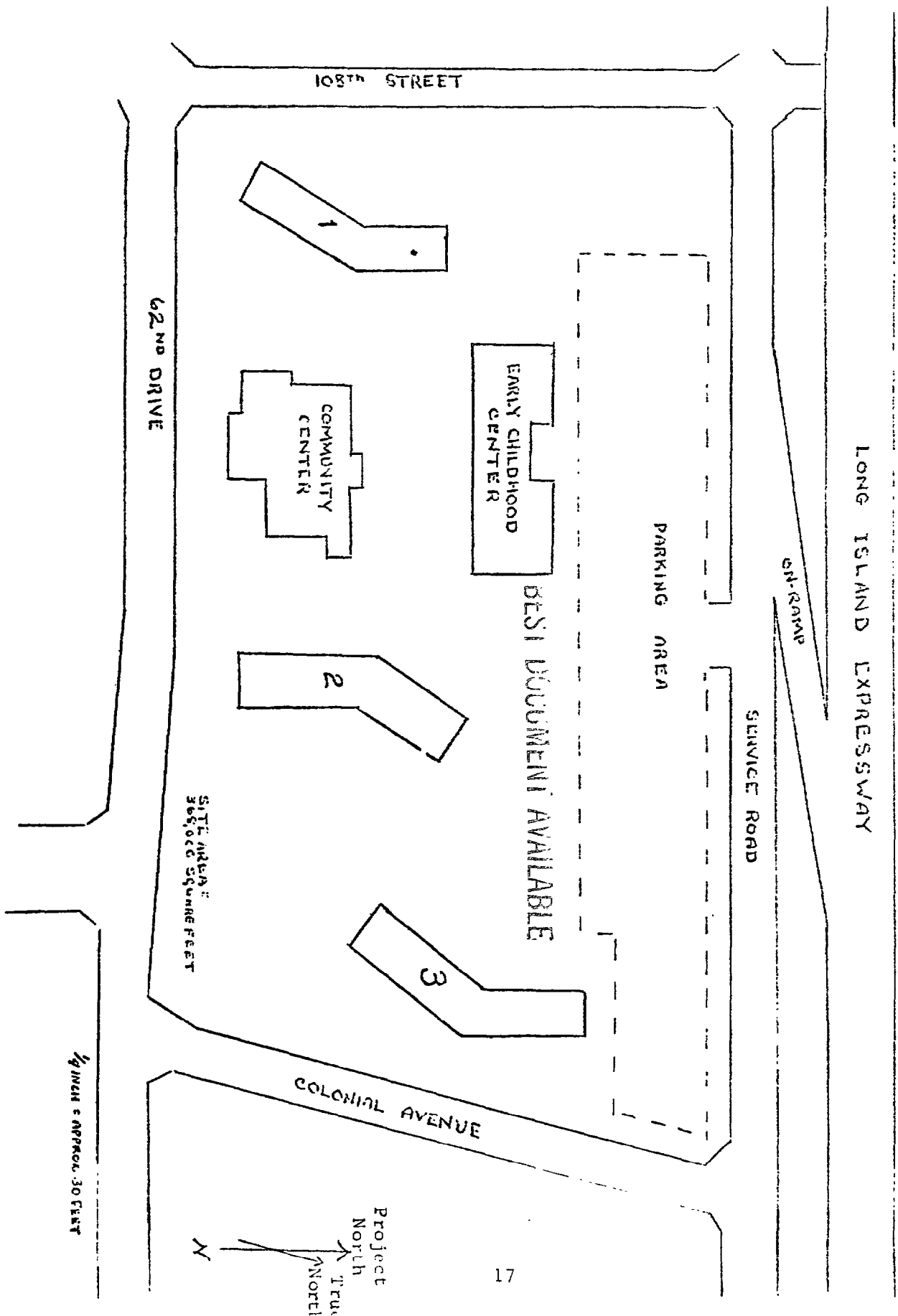
LEGAL PROHIBITION AGAINST HIGH-RISE CONSTRUCTION

Section 207 of the Housing Act of 1968 (42 U.S.C. 1415) prohibits the approval of high-rise buildings for low-income families with children unless the Secretary, HUD, makes a determination that there is no practical alternative.

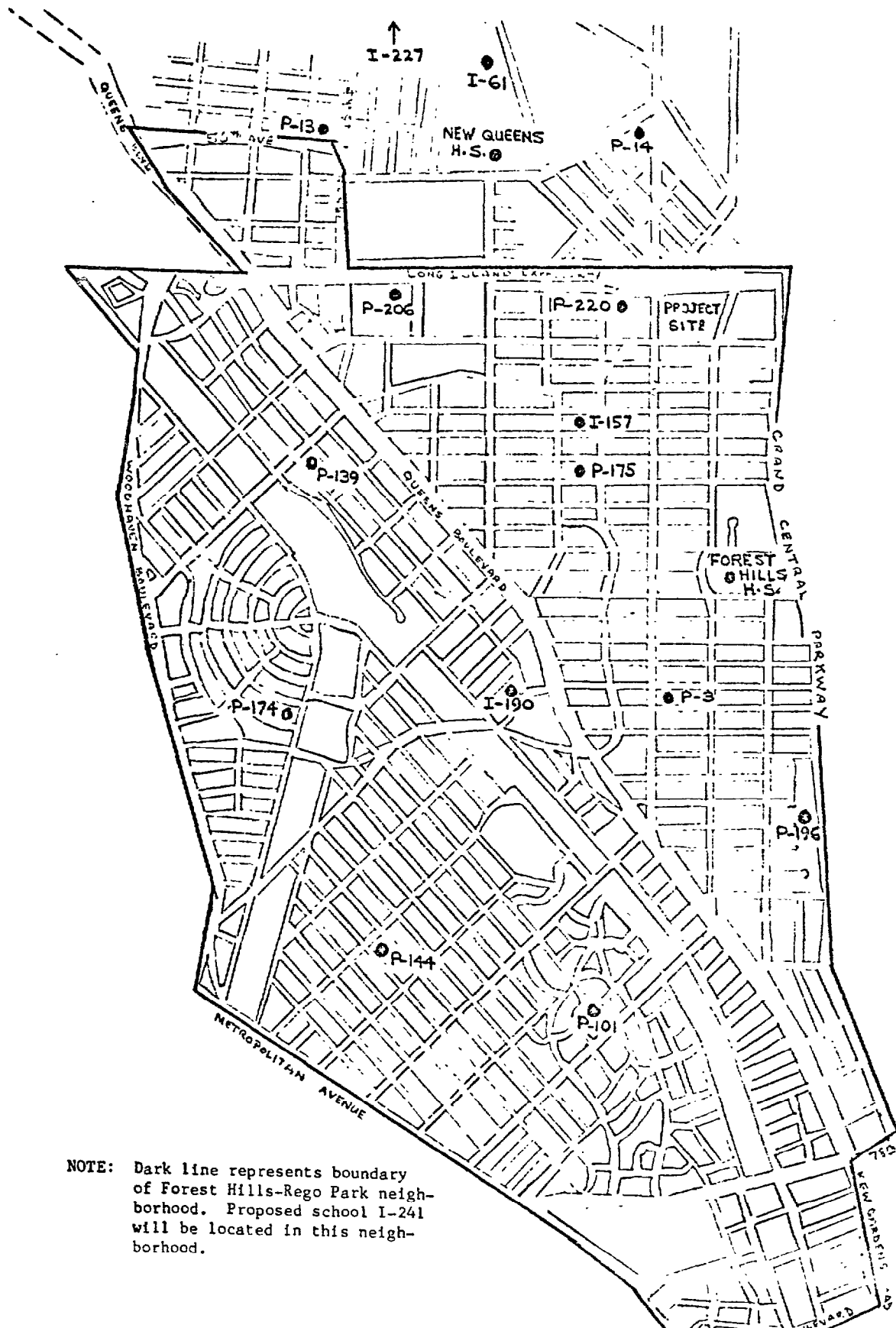
In the opinions of the Regional Counsel of HUD's New York regional office and, in our opinion, the act is not retroactive. Accordingly, the Secretary was not required to make such a determination for the housing project at 108th Street, Queens, New York, because it was provided for under a development program approved in 1967 prior to the enactment of the act.

E X H I B I T S

GENERAL SITE PLAN FOR THE PROPOSED PROJECT



LOCATION OF SCHOOLS IN AREA OF PROJECT SITE



NOTE: Dark line represents boundary of Forest Hills-Rego Park neighborhood. Proposed school I-241 will be located in this neighborhood.

BEST DOCUMENT AVAILABLE

A P P E N D I X

STATUS OF EXISTING NEIGHBORHOOD SCHOOLS, EXISTING SCHOOLS
DESIGNATED TO SERVE THE PROJECT, AND PROPOSED SCHOOLS

As of October 30, 1970								
School	Grades	Number of blocks from project	Capacity	Enrollment	Percentage of utilization	Overload(Underload) All Designated schools schools		Estimated number of project pupils
<u>Existing:</u>								
In neighborhood:								
P-3 ^{a/}	K-6	16	315	219	70	(96)	-	
P-101	K-6	30	834	605	73	(229)	-	
P-139	K-6	11	853	705	83	(148)	-	
P-144	K-6	32	906	649	72	(257)	-	
P-174	K-6	27	748	720	96	(28)	-	
P-196	K-6	23	750	649	87	(101)	-	
P-175	K-6	8	1,104	946	86	(158)	(158)	
P-206	K-6	5	870	762	88	(108) ^{b/}	(108)	
P-220	K-6	1	834	772	93	(62)	(62)	
Other schools designated:								
P-13	K-5	15	1,065	1,115	105	50	50	
P-14	K-5	4	1,110	1,158	104	48 ^{c/}	48	
Totals for elementary schools			9,389	8,300	88	(1,089)	(230)	375 (K-5)
In neighborhood:								
I-190	7-9	19	1,294	1,418	110	124	-	
I-157	7-9	6	1,699	1,587	93	(112)	(112)	
Other schools designated:								
I-61	6-8	10	1,446	2,068	143	622	622	
Totals for intermediate schools			4,439	5,073	114	634	510	200 (6-8)
Forest Hills High School	9-12	12	2,830	3,748	132	918	-	Not available
<u>Proposed:</u>								
In neighborhood:								
Early childhood center		On-site	200	----Pending invitation of construction bids----				
I-241		Unknown	1,800	----Location undetermined-----				
Other schools designated:								
I-227		39	1,800	----Proposed for construction in 1972-73-----				
New Queens High School		9	4,091	----Construction funds appropriated-----				

^{a/} Is an annex to P-196

^{b/} Does not include five classes (Register-126) and two kindergartens (Register-61) housed in Lefrak City.

^{c/} Does not include four classes (Register-123) and two kindergartens (Register-91) housed at 98-38 57th Avenue; does not include six rooms used by district superintendent (estimated capacity of 180) which may be used for teaching purposes if necessary.